
CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
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CARMEL ZONING ORDINANCE
CHAPTER 4: DISTRICTS & BOUNDARIES

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4.00 Districts and Boundaries.

4.01 Zoning Districts Established.¹

The City of Carmel and its jurisdictional area is hereby divided into the following districts:

Primary Zoning Districts:

S-1 Residence District
S-2 Residence District
R-1 Residence District
R-2 Residence District
R-3 Residence District
R-4 Residence District
R-5 Residence District
B-1 Business District
B-2 Business District
B-3 Business District
B-5 Business District
B-6 Business District
B-7 Business District
B-8 Business District
C-1 City Center District
C-2 Old Town District
OM Old Meridian District
I-1 Industrial District
M-1 Manufacturing District
M-3 Manufacturing District
P-1 Park and Recreation District
AG-1 Agriculture District
Planned Unit Development District

¹ Section 4.01 amended per Ordinance No. Z-365-01; Z-417-03, §4; Z-453-04 §m; Z-478-05 §a.

Secondary Zoning Districts:

FP Flood Plain District
 FW Floodway District
 FF Floodway Fringe District
 State Highway 431 - Keystone Avenue Corridor Overlay Zone
 U.S. Highway 31 - Meridian Street Corridor Overlay Zone
 U.S. Highway 421 - Michigan Road Corridor Overlay Zone
 Old Town District Overlay Zone
 Home Place District Overlay Zone
 Carmel Drive – Range Line Road Overlay Zone
 116th Street Overlay Zone

4.02 Official Zoning Map.²

Territory within the Jurisdiction of the Commission is hereby divided into zones, or districts, as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Ordinance.

The Official Zoning Map shall be identified by the signature of the Mayor and the Clerk-Treasurer under the words “Official Zoning Map,” together with the date of the adoption of this Ordinance.

Regardless of the existence of purported copies of the Official Zoning Map which may, from time to time, be made or published, the Official Zoning Map shall be located in the office of the Clerk-Treasurer and shall be the final authority as to the current zoning status of land and water areas, buildings and other structures within the Jurisdiction of the Commission.

4.03 Official Zoning Map Changes.³

If, in accordance with the provisions of this Ordinance and the Advisory Planning Law, changes are made by the Council in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered by the Director on the Official Zoning Map within ninety (90) days after the amendment has been approved by the Council.

No change of any nature shall be made in the Official Zoning Map, or matter shown thereon, except in conformity with the amendment procedures set forth in this Ordinance.

4.04 Official Zoning Map Replacement.⁴

In the event that the Official Zoning Map becomes damaged, lost, or difficult to interpret because of the number of changes and additions, the Council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof.

4.05 Annexed or Vacated Areas.

Territory which may hereafter be annexed to the City shall remain as zoned unless changed by amendment to this Ordinance.

² Section 4.02 amended per Ordinance No. Z-453-04 §n.

³ Section 4.03 amended per Ordinance No. Z-365-01.

⁴ Section 4.02 amended per Ordinance No. Z-453-04 §o.

Whenever any street, alley, public way, railroad right-of-way, waterway or any other similar area is vacated by proper authority, the districts adjoining each side of such area shall be extended automatically to the center of such vacation and all area included in the vacation shall then and thenceforth be subject to all appropriate regulations of the extended districts. In the event of a partial vacation, the adjoining district, or district nearest the portion vacated, shall be extended automatically to include all of the vacated area.

4.06 Interpretation of the Zoning Map.

Where uncertainty exists as to the exact boundaries of any district as shown on the Official Zoning Map, the following rules shall apply:

1. In subdivided areas, or where a district boundary subdivides a lot, the exact location of the boundary shall be determined by use of the scale of the Official Zoning Map.
2. In the case of further uncertainty, the Board shall interpret the intent of the Official Zoning Map as to the location of the boundary in question.

The Official Zoning Map, which accompanies and is hereby declared to be a part of this Ordinance, shows the boundaries of and the area covered by the district. Notations, references, indications and other matters shown on the Official Zoning Map are as much a part of this Ordinance as if they were fully described herein.

In determining the boundaries of districts and establishing the regulations applicable to each district, due and careful consideration has been given to existing conditions, the character of buildings erected in each district, the most desirable use for which the land in each district may be adapted, and the conservation of property values throughout the City and its jurisdiction.

**CHAPTER 4: DISTRICTS & BOUNDARIES
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-365-01	76-01b OA	November 5, 2001	November 27, 2001	4.01; 4.03
Z-417-03	162-02 OA	October 20, 2003	October 20, 2003	4.01 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	4.01; 4.02; 4.04 Summer 2004 v1
Z-478-05	05050010 OA	July 18, 2005	July 18, 2005	4.01 Summer 2005 v1